

FINAL PLAT HIGH PLAINS MARKETPLACE

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

OWNERSHIP AND DEDICATION:

Know all men by these presents, that the undersigned Larry M. Hoagland and Tari A. Hoagland being the owners of the land shown in this Final Plat and described as follows:

A tract of land located in the Northwest ¼ of Section 7, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, described as follows:

Considering the North line of the Northwest ¼ of said Section 7 as bearing South 89°12'33" East and with all bearings contained herein relative thereto:

Commencing at the Northwest Corner of said Section 7; thence along the West line of the Northwest Quarter of said Section 7 South 00°06'38" West, 825.87 feet; thence, departing said West line, North 89°09'04" East, 30.00 feet to a point on the East right-of-way line of Colorado Boulevard, said point being the POINT OF BEGINNING; thence along said East right-of-way line, North 00°06'38" East, 777.98 feet to a point on the South right-of-way line as described in Reception No. 3901397, Weld County records; thence along said South right-of-way line by the following 5 courses and distances, North 89°35'33" East, 614.73 feet; thence along a curve concaved to the South having a central angle of 04°22'06" with a radius of 2000.00 feet, an arc length of 152.49 feet and the chord of which bears South 88°13'23" East, 152.45 feet; thence, South 86°02'20" East, 360.12 feet; thence along a curve concaved to the North having a central angle of 03°10'12" with a radius of 2150.00 feet, an arc length of 118.96 feet and the chord of which bears South 87°37'26" East, 118.94 feet; thence, South 89°12'33" East, 840.71 feet to a point on the Northwesterly line of the Union Pacific Railroad as described in Book 305, Page 110, Weld County records; thence along said Northwesterly line, South 30°02'57" West, 686.61 feet to the Northerly line of that tract of land conveyed from Adolph Coors Company to Booth Land and Livestock Company as described in warranty deed recorded October 6, 1992 in Book 1353 as Reception No. 2306034, Weld County records; thence along said Northerly line the following 11 courses and distance, North 89°56'56" West, 313.86 feet; thence North 77°30'56" West, 110.00 feet; thence North 67°00'56" West, 176.00 feet; thence South 86°45'04" West, 316.00 feet; thence South 61°30'04" West, 53.00 feet; thence South 42°05'04" West, 293.00 feet; thence South 28°47'04" West, 84.00 feet; thence North 81°16'56" West, 130.00 feet; thence North 63°53'56" West, 162.00 feet; thence North 83°39'56" West, 103.00 feet; thence South 89°09'04" West, 185.00 feet to the Point of Beginning.

The above described tract of land contains 29.063 acres more or less and is subject to all easements and rights-of-way now on record of existing.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of High Plains Marketplace, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone Tract A (for drainage conveyance facilities), Tract E (for Colorado Boulevard street right-of-way) and the streets, avenues (and other public places, tracts/outlots) as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown, and does hereby dedicate to public use those access easements as designated hereon.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities and/or Qwest, Inc., which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or Qwest, Inc. and shall not become the property of the Town of Firestone, Colorado.

Owners:
Larry M. Hoagland and Tari A. Hoagland

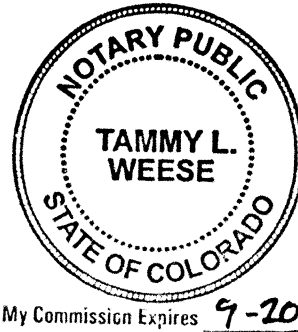
By: Larry M. Hoagland By: Tari A. Hoagland
Larry M. Hoagland Tari A. Hoagland

NOTARIES CERTIFICATE:

STATE OF COLORADO)
JSS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 30th day of October, 2003, by Tammy L. Weese.

Witness my hand and official seal.



Tammy L. Weese
Notary Public

My commission expires September 20, 2005

OWNERS:

Larry M. & Tari A. Hoagland
6246 Weld County Road 24
Firestone, CO. 80504
303-651-2130

DEVELOPER:

Quadrant Firestone Partners, LLC
16253 Swingley Ridge Road, #220
Chesterfield, MO. 63017
636-530-6050

ENGINEER:

Northern Engineering Services, Inc.
420 S. Howes Street, Suite 202
Fort Collins, CO 80521
970-221-4158

SURVEYOR'S STATEMENT:

I, Gerald D. Gilliland, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey of High Plains Marketplace was made by me directly or under my supervision on or about this 29th day of October, 2003, and that the accompanying Plat accurately and properly shows said subdivision and the survey thereof.

Northern Engineering Services, Inc.
Gerald D Gilliland, PLS
Reg. No. 14823



NOTES:

- 1) According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- 2) The Basis of Bearings is the North line of the Northwest Quarter of Section 7, Township 2 North, Range 67 West as bearing South 88°12'33" East as monumented on this Plat. Bearings were established from the Town of Firestone coordinate system.
- 3) Firestone Benchmark is BM 24, elevation 4849.195 - marked "X" on South end of headwall at Southeast corner of the intersection of Firestone Boulevard and Colorado Boulevard.
- 4) Shared access for ingress and egress shall include all access driveways, drives, aisle ways, maneuvering and parking areas except for private loading areas, all as are described within the Declaration of Reciprocal Easements and Restrictions for the High Plains Marketplace. Said shared access shall be for the common use and maintenance of all users, public and private, and owners of this planned development. Vehicular and pedestrian movements shall be provided for and permitted across all property lines at all times regardless of future ownership and platting actions.
- 5) Tracts A and E to be dedicated to the Town of Firestone.
- 6) Weld County is one of the most productive agricultural counties in the United States. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize there are drawbacks, including conflicts with long standing agricultural practices and a lower level of services than in town. Agricultural users of the land should not be expected to change long established agricultural practices to accommodate the intrusions of urban users into rural areas. Well run agricultural activities will generate off site impacts, including noise from tractors, and equipment; dust from animal pens, field work, harvest, and gravel roads; odor from animal confinement, silage, and manure; smoke from ditch burning; flies and mosquitoes; use of pesticides and fertilizers in the fields, including the use of aerial spraying. Ditches and reservoirs cannot simply be moved out of the way of residential development without threatening the efficient delivery of irrigation to fields which is essential to farm production.
- 7) According to FEMA FIRM Panel No. 080266 0855 C revised September 28, 1982, this property is not within a 100-year flood boundary.
- 8) Land Title Guarantee Company's Commitment Order Number FC25031755-4 and FC25036343-2 dated October 14, 2003 were entirely relied upon for recorded Rights-of-way, easements, and encumbrances in the preparation of this plat.
- 9) Improvements within the access easements designated hereon and crossing Tract A shall be for public access and shall be privately owned and maintained. The Town of Firestone shall not own or maintain such improvements.

TOWN:

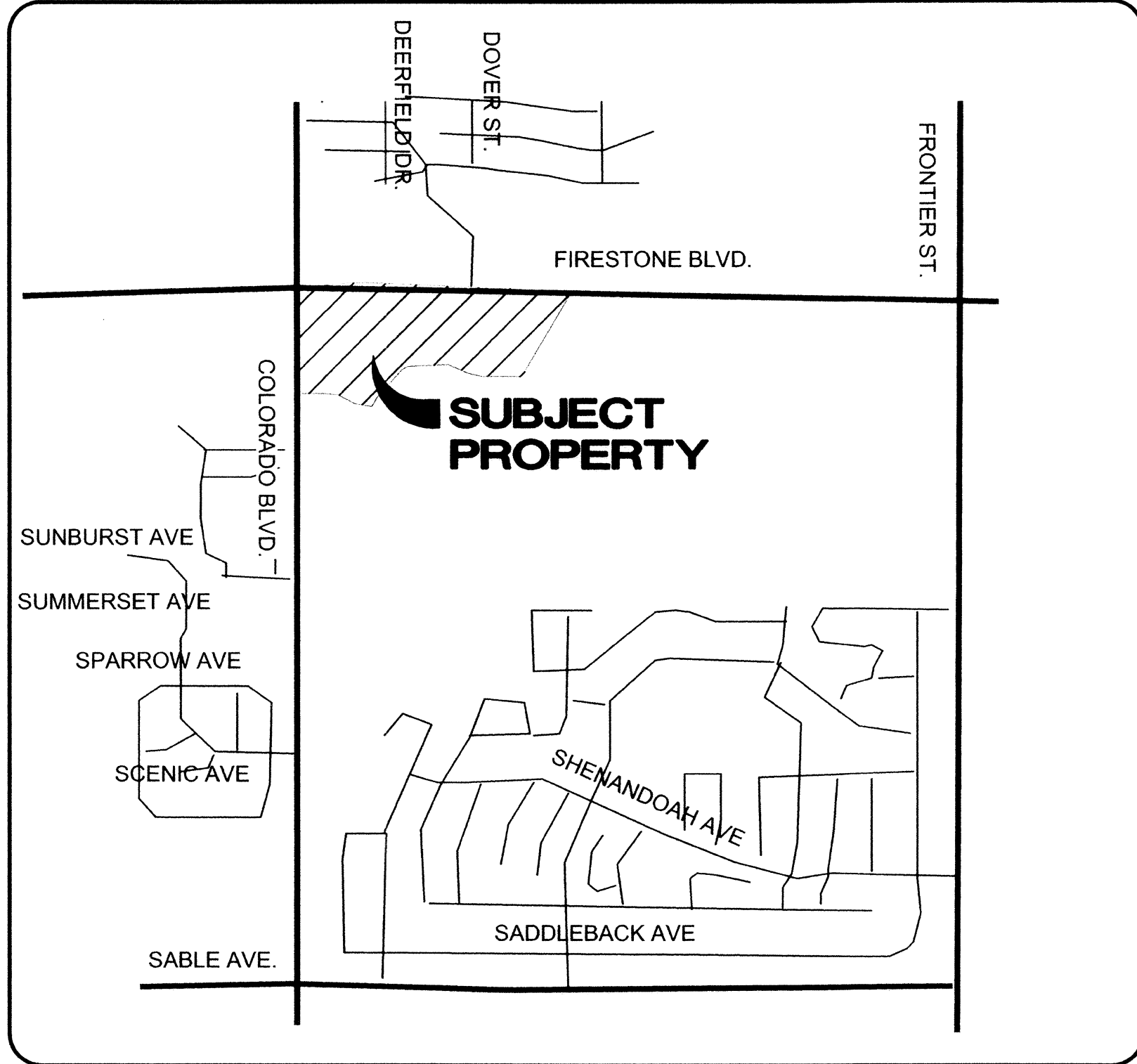
This is to certify that the Plat of High Plains Marketplace was approved on this 11th day of September, 2003, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated hereon.

Mike
Mayor

Judy Heywood
ATTEST Town Clerk



LINE TABLE											
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	217.40	S00°08'45"W	L37	53.36	S89°53'39"E	L73	51.20	S48°16'24"W	L109	20.00	S45°06'21"W
L2	45.90	S45°26'12"W	L38	20.00	N00°06'21"E	L74	51.20	S60°39'02"W	L110	286.26	S44°53'39"E
L3	347.94	S00°06'21"W	L39	29.57	N89°53'39"W	L75	110.78	S66°50'21"W	L111	67.14	S45°06'21"W
L4	44.17	N89°53'39"W	L40	104.50	N00°06'21"E	L76	210.74	N74°23'36"W	L112	11.20	N44°53'38"W
L5	10.00	S00°06'21"W	L41	30.07	S89°53'39"E	L77	98.64	N83°39'56"W	L113	15.00	S45°06'22"W
L6	60.10	N89°53'39"W	L42	20.00	N00°06'21"E	L78	15.83	N54°41'46"W	L114	11.20	S44°53'38"E
L7	23.12	S00°06'21"W	L43	30.07	N89°53'39"W	L79	10.62	N25°43'36"W	L115	122.88	S45°07'32"W
L8	122.47	S25°43'36"E	L44	7.47	N00°06'21"E	L80	10.21	S89°59'05"E	L116	86.76	N89°53'39"W
L9	26.16	S54°41'46"E	L45	124.87	N01°18'47"E	L81	20.00	N00°00'55"E	L117	252.39	N00°06'21"E
L10	28.72	S83°09'56"E	L46	2.05	N01°20'23"E	L82	17.85	N89°59'05"W	L118	20.36	S89°53'39"E
L11	18.03	S06°20'04"W	L47	1.86	S01°20'23"W	L83	1.81	S64°16'24"W	L119	20.00	N00°06'21"E
L12	18.00	N06°20'04"E	L48	125.08	S01°18'47"W	L84	79.13	N25°43'36"W	L120	20.36	N89°53'39"W
L13	53.47	S83°39'56"E	L49	120.11	S00°06'21"W	L85	202.80	S89°53'39"E	L121	67.20	N00°06'21"E
L14	163.56	S74°23'36"E	L50	17.07	S45°06'21"W	L86	257.21	N45°06'21"E	L122	45.89	N45°26'12"E
L15	7.79	S15°36'24"W	L51	287.41	N89°53'39"W	L87	69.01	N37°16'29"E	L123	225.74	N00°08'45"E
L16	32.31	S00°00'00"W	L52	66.00	N00°06'21"E	L88	29.81	N53°14'58"E	L124	5.00	S89°53'39"E
L17	38.57	N00°00'00"E	L53	294.71	N89°53'39"W	L89	29.71	S44°53'39"E	L125	20.11	S00°06'21"W
L18	5.04	N15°36'24"E	L54	169.96	N00°16'34"E	L90	20.00	N45°06'21"E	L126	188.63	N89°53'39"W
L19	32.59	S74°23'36"E	L55	56.61	N04°02'09"E	L91	26.84	N44°53'39"W	L127	21.33	S53°40'28"W
L20	49.59	N66°50'21"E	L56	20.00	S89°53'39"E	L92	16.36	N53°14'58"E	L128	110.59	N44°53'39"W
L21	77.03	S23°09'39"E	L57	8.50	N00°06'21"E	L93	45.03	N45°06'21"E	L129	20.46	N45°06'21"E
L22	82.46	N23°09'39"W	L58	289.82	S89°53'39"E	L94	14.52	S89°53'39"E	L130	269.53	S89°53'39"E
L23	49.31	N66°50'21"E	L59	8.50	S00°06'21"W	L95	8.50	S00°06'21"W	L131	39.89	S00°06'21"W
L24	54.45	N60°39'02"E	L60	20.00	S89°53'39"E	L96	297.95	N89°53'39"W	L132	5.00	N89°53'39"W
L25	54.45	N48°16'24"E	L61	8.50	N00°06'21"E	L97	32.63	N45°06'21"E	L133	5.02	N89°59'05"W
L26	204.51	N42°05'04"E	L62	6.23	S89°53'39"E	L98	32.93	N00°16'34"E	L134	9.96	S00°06'21"W
L27	20.56	S47°54'56"E	L63	62.89	S00°06'21"W	L99	274.77	S89°53'39"E	L135	8.02	S54°41'46"E
L28	27.61	N47°54'56"W	L64	23.73	N89°53'39"W	L100	56.00	S00°06'21"W	L136	163.45	S89°53'39"E
L29	18.81	N42°05'04"E	L65	20.00	S00°06'21"W	L101	55.96	S04°02'09"W	L137	77.69	N00°06'21"E
L30	46.61	N47°43'25"E	L66	23.73	S89°53'39"E	L102	180.64	S00°16'34"W	L138	3.26	N44°53'42"W
L31	82.93	N59°38'37"E	L67	6.27	S00°06'21"W	L103	34.65	S00°16'34"W	L139	167.69	N89°53'39"W
L32	36.19	N52°17'12"E	L68	21.99	S48°10'07"W	L104	84.30	S45°06'21"W	L140	45.41	S00°06'21"W
L33	31.63	N48°10'07"E	L69	34.18	S52°17'12"W	L105	71.46	S60°24'08"W	L141	4.98	S89°59'05"E
L34	98.08	N00°06'21"E	L70	83.73	S59°38'37"W	L106	74.25	S30°23'47"W	L142	10.00	S00°50'56"E
L35	238.93	S89°53'39"E	L71	49.68	S47°43'25"W	L107	16.54	S45°06'21"W	L143	140.67	S89°09'04"W
L36	14.14	N45°06'21"E	L72	243.22	S42°05'04"W	L108	286.26	N44°53'39"W	L144	12.98	S00°00'00"E



FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL	HIGH PLAINS MARKETPLACE
TYPE OF SUBMITTAL	FINAL PLAT
FILING NUMBER	N.A.
PHASE NUMBER	N.A.
PREPARATION DATE	28 OCT 03
REVISION #1	-
REVISION #2	-
REVISION #3	-
REVISION #4	-
SHEET	1 OF 2

No.	Revisions:	By:	Date:

Three drawings are submitted for review: 1. Final Plat, 2. Vicinity Map, 3. Firestone Information Block. All drawings are prepared by Northern Engineering Services, Inc. and are subject to the review and approval of the Firestone Planning Commission.

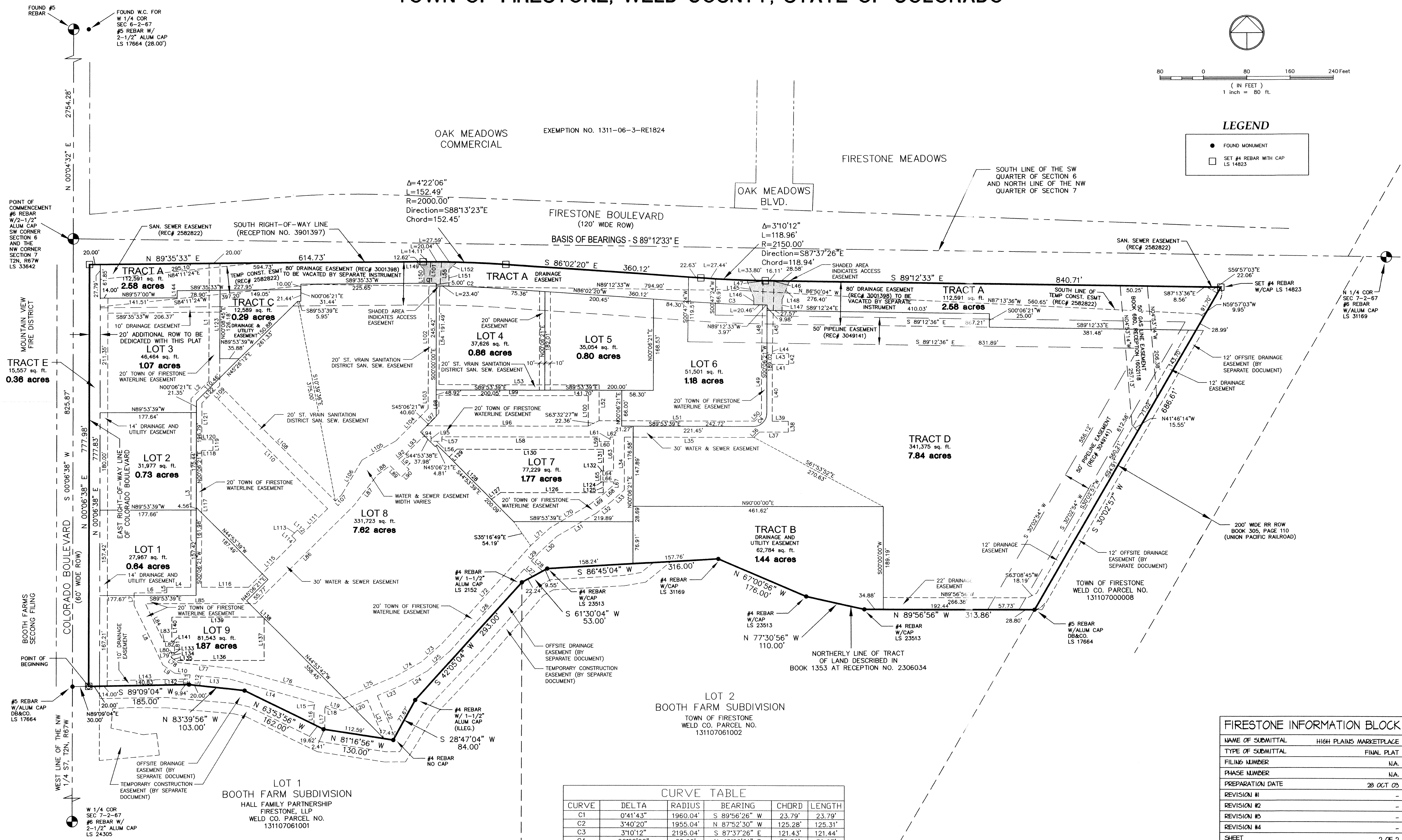
NORTHERN ENGINEERING SERVICES, INC.
420 South Howe Street, Suite 202, Fort Collins, Colorado 80521
Phone: (970) 221-4158, Fax: (970) 221-4159
www.northernengineering.com

PROJECT:	NO-089	DATE:	10/28/03
DRAWN BY:	AMS	SCALE:	N.A.
REVIEWED BY:	G.D.C.	REVISION:	1

FINAL PLAT
HIGH PLAINS MARKETPLACE
NW 1/4 SECTION 7 T2N, R67W, 6th PM,
TOWN OF FIRESTONE, WELD CO., COLORADO

FINAL PLAT HIGH PLAINS MARKETPLACE

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO



By: _____
Revisions: _____
No. _____

These drawings are provided by Northern Engineering Services, Inc. and are not to be used for any other purpose without the written consent of Northern Engineering Services, Inc.

NORTHERN ENGINEERING SERVICES, INC.
420 South Hovea Street, Suite 202, Fort Collins, Colorado 80521
Phone: (970) 221-4458, Fax: (970) 221-4159
www.northernengr.com

DATE: 10/29/03
PROJECT: PK-03-089
SCALE: N/A.
DRAWN BY: G.D.G.
REVIEWED BY: G.D.G.

**FINAL PLAT
HIGH PLAINS MARKETPLACE
NW 1/4 SECTION 7 T2N, R67W, 6th PM,
TOWN OF FIRESTONE, WELD CO., COLORADO**